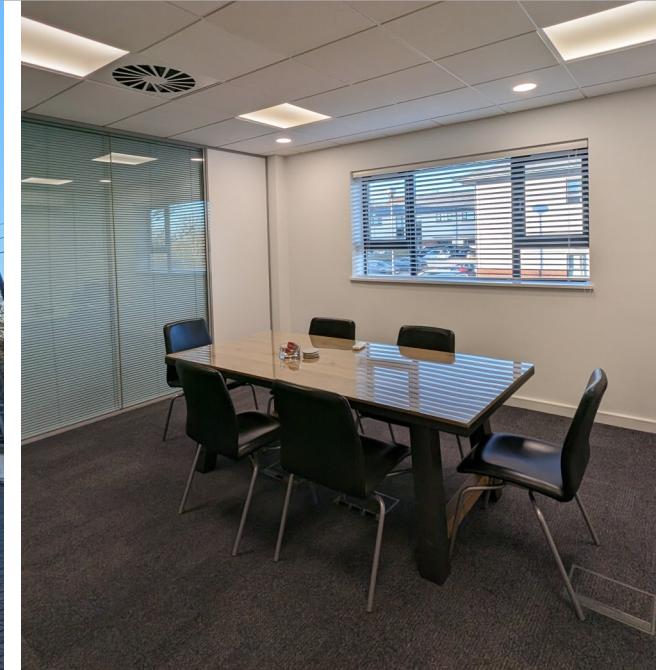
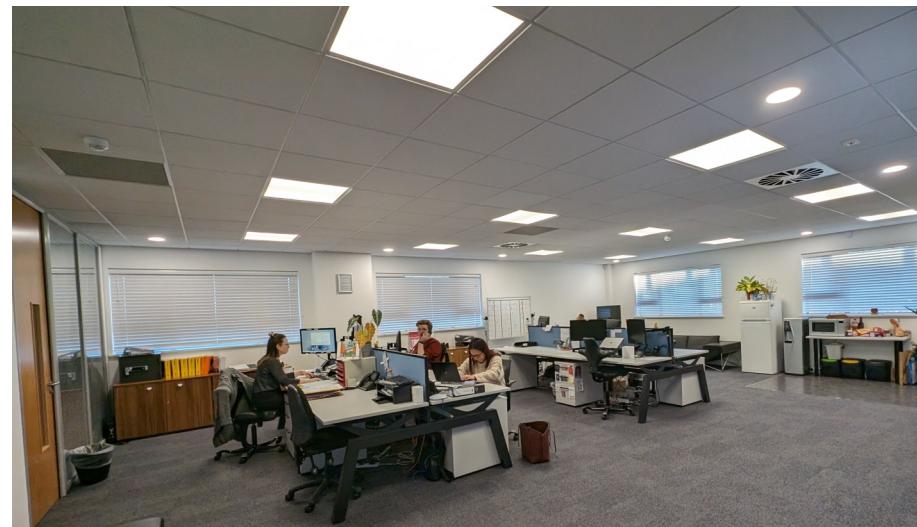


# FIRST FLOOR OFFICE ON MODERN BUSINESS PARK – TO LET

First Floor, Unit B2 Vantage Office Park, Old Gloucester Road, Hambrook, Bristol, BS16 1GW



- Approximately 1,456 sq ft (135.29 sq m) NIA
- Excellent access with Junction 19 of the M32 approximately 1 mile, which in turn provides access to the M4 and M5 motorways
- Attractive modern office park built to a high specification
- The first floor office is allocated 6 car parking spaces
- Quoting rent—£25,000 per annum exclusive of VAT



## LOCATION

Vantage Office Park is located in Hambrook, just off the Old Gloucester Road (B4427) and close to the junction with Winterbourne Road (B4057). approximately 1.3 miles from Parkway Railway station.

The property is located approximately 2 miles from Junction 1 of the M32 motorway and 4 miles from Junction 16 of the M5. Parkway Railway Station is located within approximately 1.3 miles, and there are a number of bus services running along Winterbourne Road and Stoke Gifford Way.

## DESCRIPTION

Unit B2 comprises a substantial, self-contained office building of brick and clad elevations beneath a pitched roof. The property is located on the first floor and provides a modern, predominantly open plan accommodation, benefitting from a meeting room and kitchenette.

The specification throughout includes a mix of carpeting and laminate wood-effect flooring, suspended ceilings with LED lighting, air conditioning, powder-coated double glazed windows, male, female and disabled WCs.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,456 sq ft (135.29 sq m)

## CAR PARKING

There are 6 car parking spaces allocated to the first floor office.

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

## RENT

£25,000 per annum, exclusive.

## PLANNING

Use Class E—therefore suitable for a wide range of uses.

## EPC

The property has an energy performance rating of C (51).

## BUSINESS RATES

Rateable Value: £17,250  
Rates Payable (2025/26): £8,607.25

**N.B.** The car parking spaces are assessed separately.

## VAT

We have been advised the property is elected for VAT.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO:	Luke Dodge MRICS	Tobias Jones BSc (Hons)
Tel:	0117 934 9977	0117 934 9977
Email:	luke@burstoncook.co.uk	Tobias@burstoncook.co.uk

## SUBJECT TO CONTRACT

January 2026

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone